



C. Earl Hunter, Commissioner

Promoting and protecting the health of the public and the environment.

TO ALL INTERESTED PARTIES

Notification of Public Notice

Enclosed are public notices issued by the SCDHEC Office of Ocean and Coastal Resource Management and the U. S. Army Corps of Engineers. All interested parties are allowed 30 days for major developments and 15 days for minor developments after receipt of the public notices to file written comments to the OCRM pertaining to the applications. Only those comments received within this period must be reviewed by the OCRM in processing the permit application. Any person wishing notification of the initial OCRM decision on any specific public notice must make written request within the designated review period for that public notice.

APPLICANT	PUBLIC NOTICE NUMBER	SUSPENSE DATE
The Reserve At Stuart Point	2002-12742(formerly 2002-1N-221-P)	August 17, 2008

Written comments will be received on this public notice until July 20, 2008 at the address listed below. For further information please contact the project manager, Geordie J Madlinger, 843 846-9400.

July 18, 2008

SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
Ocean and Coastal Resource Management

Beaufort Office • 104 Parker Drive • Beaufort, SC 29906 • Phone: (843) 846-9400 • Fax: (843) 846-9810 • www.scdhec.gov

JOINT
PUBLIC NOTICE

RECEIVED

JUL 11 2008

DHEC-OCRM
BEAUFORT OFFICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107
and

THE S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
Office of Ocean and Coastal Resource Management
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

REGULATORY DIVISION

11 July 2008

Refer to: P/N # 2002-12742 (Formerly P/N #2002-1N-221)

Pursuant to Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. 403) and the South Carolina Coastal Zone Management Act (48-39-10 et seq.) an application has been submitted to the Department of the Army and the South Carolina Department of Health and Environmental Control by

THE RESERVE AT STUART POINT
C/O JIM HORNER
2666 ISLAND COVE ROAD
FORT MILL, SOUTH CAROLINA 29708

for a permit to modify the existing community dock on

WHALE BRANCH RIVER

at 11 Reserve Drive, Seabrook, Beaufort County, South Carolina (Latitude: 32.52524° Longitude: -80.71114°).

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, MONDAY, JULY 28, 2008

from those interested in the activity and whose interests may be affected by the proposed work.

The Corps of Engineers previously issued permit # 2002-1N-221 to the Reserve at Stuart Point to construct a dock consisting of a 6' x 690' walkway leading to a 16' x 20' covered pierhead with a 4' x 24' ramp leading to a 10' x 99' floating dock, with the overall structure extending approximately 740' from the critical line into Whale Branch. The applicant submitted an as built drawing as shown on drawing sheet 3 of 5, showing the dock as consisting of a 7' x 700' walkway, leading to a 16' x 21' pierhead with a 4' x 32' ramp leading to a 12' x 98' floating dock, giving the overall structure a length of approximately 760' from the critical line into Whale Branch. The proposed work consists of the request to authorize the current structure, as well as the construction of a 12' x 27' extension to the existing float, as shown on drawing sheet 4 of 5. The purpose of the dock is for the private recreational use of the residents of the adjacent community.

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a

written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

The work shown on this application must also be certified as consistent with applicable provisions of the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certification is received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review. Persons wishing to comment or object to State certification must submit all comments in writing to the South Carolina Department of Health and Environmental Control at the above address within thirty (30) days of the date of this notice.

This initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 0.01 acres of estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

Pursuant to Section 106 of the National Historic Preservation Act (NHPA), this public notice also constitutes a request to Indian Tribes to notify the District Engineer of any historic properties of religious and cultural significance to them that may be affected by the proposed undertaking.

In accordance with the NHPA, the District Engineer has also consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. To insure that other cultural resources that the District Engineer is not aware of are not overlooked, this public notice also serves as a request to the State Historic Preservation Office to provide any information it may have with regard to historic and cultural resources.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

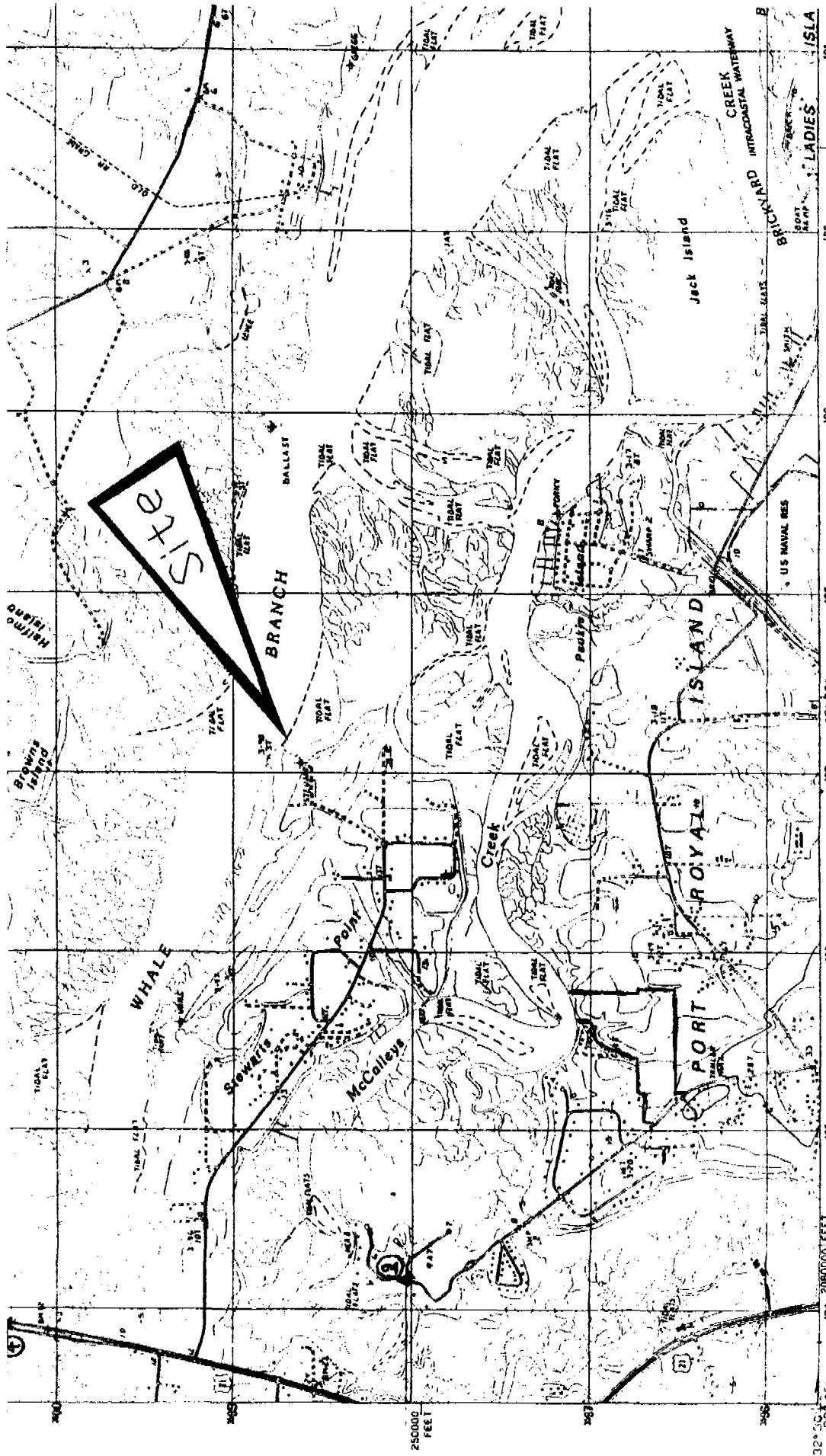
The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from

the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact Stephanie McCary at 843-329-8044 or toll free at 1-866-329-8187.

Geordy Madlinger
SCDHEZ - OCRM
Project manager



33° 00'

SCALE 1:24 000

DNE QUAD SHEET

PRODUCED BY THE UNITED STATES GEOLOGICAL SURVEY
 CONTROL BY U.S.G.S. ROSHARON AND SOUTH CAROLINA GEODETIC SURVEY
 COMPILED FROM AERIAL PHOTOGRAPHS TAKEN 1943
 FIELD CHECKED 1943 MAP EDITED 1948
 PROJECTION LAMBERT CONFORMAL CONIC

80° 45'



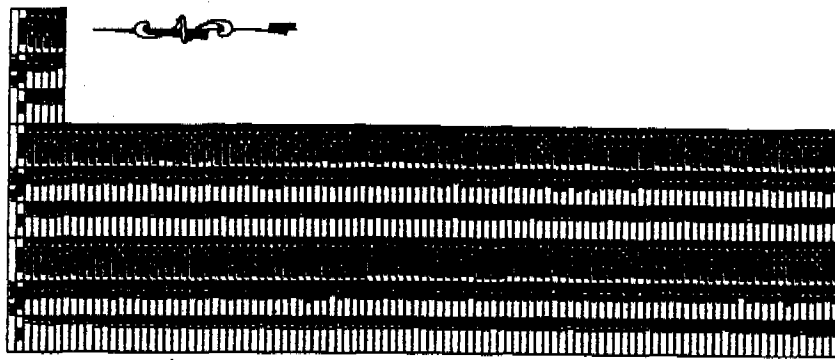
33° 00'

SCALE 1:24 000

DNE QUAD SHEET

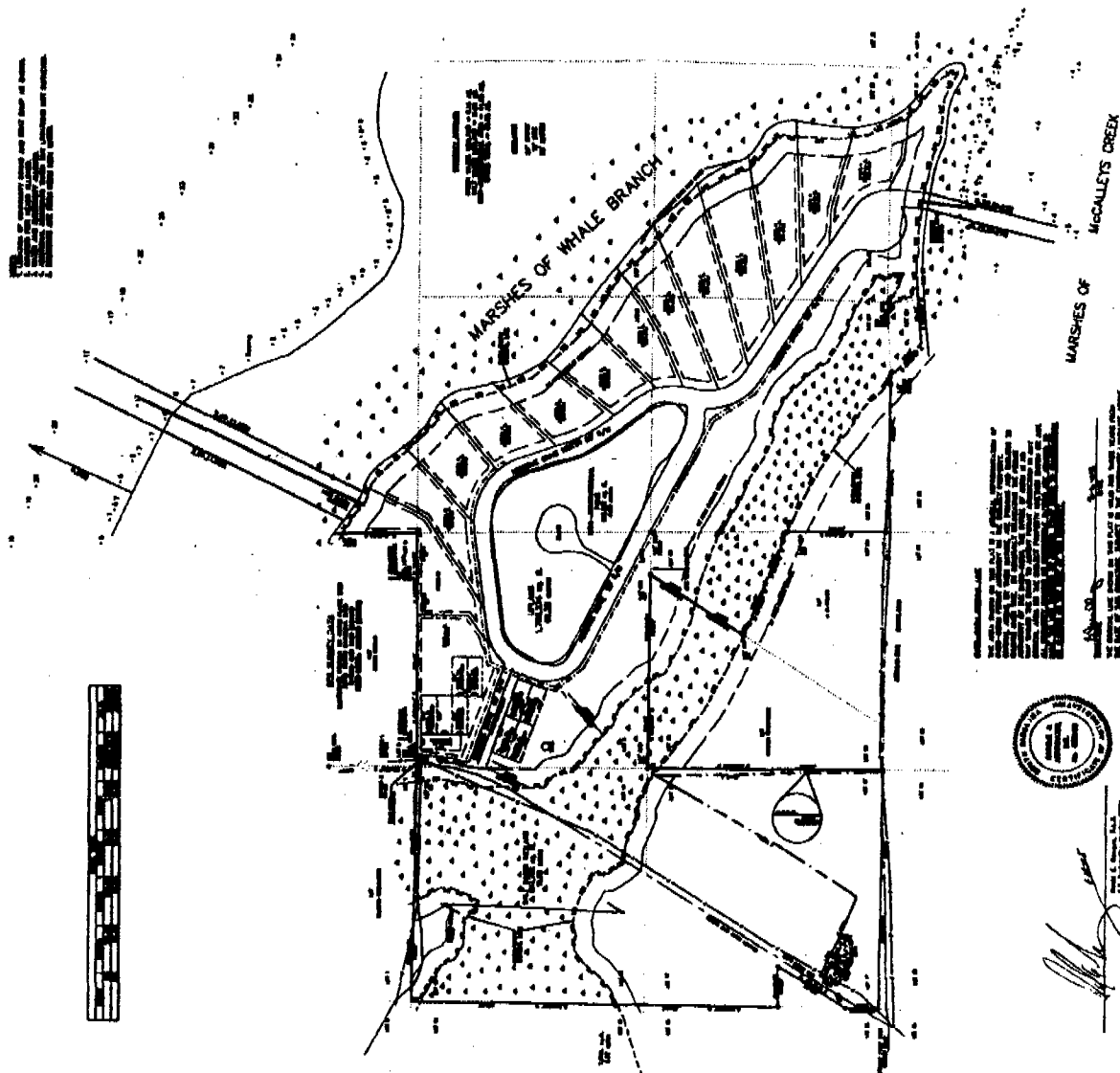
PRODUCED BY THE UNITED STATES GEOLOGICAL SURVEY
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 COMPILED FROM AERIAL PHOTOGRAPHS TAKEN 1943
 FIELD CHECKED 1943 MAP EDITED 1948
 PROJECTION LAMBERT CONFORMAL CONIC

80° 45'



DOCK MASTER PLAN
OF THE RESERVE AT STUART POINT
PREPARED FOR
RICHARD M. GRAYSON
STUARTS POINT AREA
BEAUFORT COUNTY-----SOUTH CAROLINA

DATE: 2/15/02 SCALE: 1"=150'
REVISED: 5/27/02



LOCATION MAP (N.T.S.)

GRAPHIC SCALE



GASQUE & ASSOCIATES INC.
LAND SUBDIVISION - PLANNERS
200 PROGRESSIVE ROAD, SUITE 100
FARMINGTON, CT 06030
(860) 642-1700



[Signature]
Project Engineer

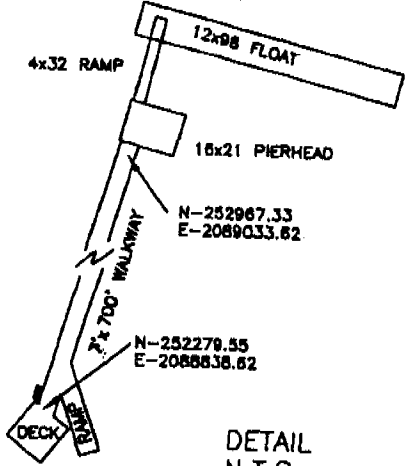
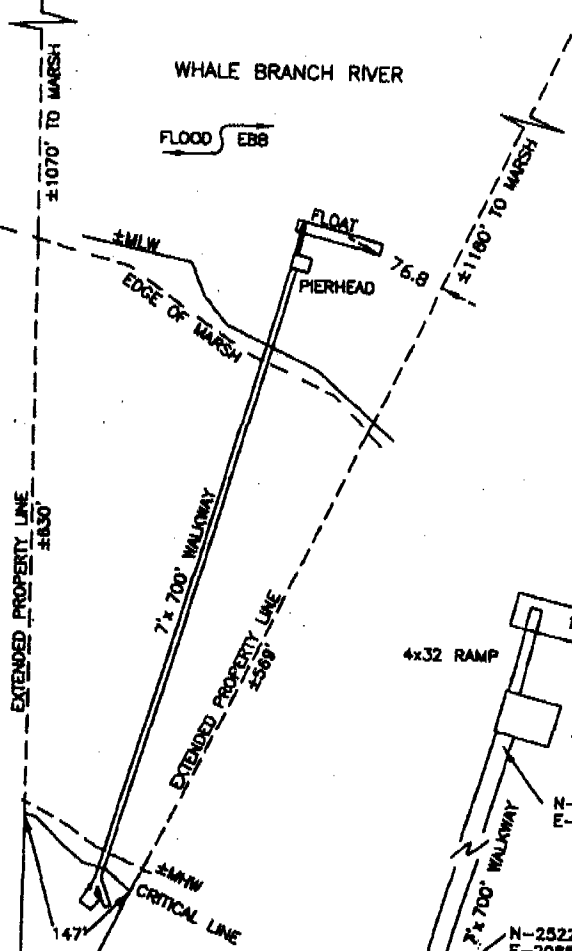
DOCK AS-BUILT
PREPARED FOR
THE RESERVE @ STUART POINT

SCOTT & DENISE QUALLS
7 SEA CREST CT.
SEABROOK, SC 29940

LOT 12
SHEILA THUNFORS
2 STOCKBRIDGE RD.
WQUEST STOCKBRIDGE, MA 01266

WHALE BRANCH RIVER

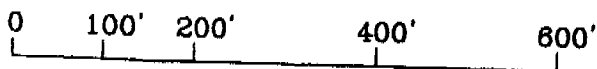
FLOOD EBB



DETAIL
N.T.S.

I HEREBY CERTIFY TO THE DIMENSIONS SHOWN
ON THIS SKETCH THAT PERTAIN TO CRITICAL LINE
AND MARSH LINE.

R100-016-000-0284-0000



SCALE 1" = 200'

MARCH 5, 2008
P13675/MMA

David S. Youmans
DAVID S. YOUMANS RLS 9765
BEAUFORT SURVEYING, INC.
1613 PARIS AVENUE
PORT ROYAL, S.C. 29935
PHONE (843) 524-3261

APPLICANT: THE RESERVE @ STUART POINT ACTIVITY: DOCK AS-BUILT	LOCATION: STUART POINT COUNTY: BEAUFORT DATE: 03/03/08	ADJACENT PROPERTY OWNERS SCOTT & DENISE QUALLS SHEILA THUNFORS
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DOCK SKETCH
PREPARED FOR
THE RESERVE @
STUART POINT

SCOTT & DENISE QUALLS
7 SEA CREST CT.
SEABROOK, SC 29940

LOT 12
SHEILA THUNFORS
2 STOCKBRIDGE RD.
WOEST STOCKBRIDGE, MA 01266

RESERVE DRIVE

R100-016-000-0284-0000

0 100' 200' 400' 600'

SCALE 1" = 200'

MARCH 5, 2008
P13675D/MMA

WHALE BRANCH RIVER

FLOOD EBB

PROPOSED
FLOAT
ADDITION

FLOAT

PIERHEAD
EXISTING

±MLW

EDGE OF MARSH

7'x700' EXISTING WALKWAY

EXTENDED PROPERTY LINE
±589'

±MLW
CRITICAL LINE



4x32 RAMP
EXISTING

12x98 FLOAT EXISTING

16x21 PIERHEAD
EXISTING

PROPOSED
12x27' ADDITION
TO FLOAT

N-252967.33
E-2089033.62

N-252279.55
E-2088838.62

DECK

7'x700' WALKWAY
EXISTING

DETAIL
N.T.S.

I HEREBY CERTIFY TO THE DIMENSIONS SHOWN
ON THIS SKETCH THAT PERTAIN TO CRITICAL LINE
AND MARSH LINE.

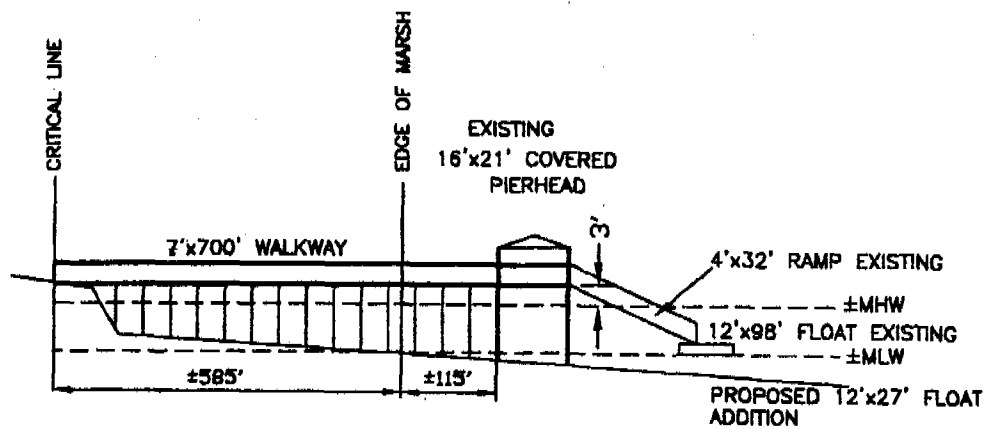
David S. Youmans
DAVID S. YOUMANS RLS 9785
BEAUFORT SURVEYING, INC.
1613 PARIS AVENUE
PORT ROYAL, S.C. 29935
PHONE (843) 524-3261

APPLICANT: THE RESERVE @
STUART POINT
11 RESERVE DR.
ACTIVITY: DOCK ADDITION

LOCATION: STUART POINT
COUNTY: BEAUFORT
DATE: 03/03/08

ADJACENT PROPERTY OWNERS
SCOTT & DENISE QUALLS
SHEILA THUNFORS

DOCK SKETCH
PREPARED FOR
THE RESERVE @
STUART POINT



SIDE VIEW
NOT TO SCALE

R100-016-000-0284-0000



SCALE 1" = 200'

MARCH 5, 2008
P136750/MMA

David S. Youmans
DAVID S. YOUNG RLS 9785
BEAUFORT SURVEYING, INC.
1613 PARIS AVENUE
PORT ROYAL, S.C. 29935
PHONE (843) 524-3261

APPLICANT: THE RESERVE @
STUART POINT

ACTIVITY: DOCK ADDITION

LOCATION: STUART POINT

COUNTY: BEAUFORT

DATE: 03/03/08

ADJACENT PROPERTY OWNERS

SCOTT & DENISE QUALLS

SHEILA THUNFORS